



smarthomes

## Old Dickens Heath Road

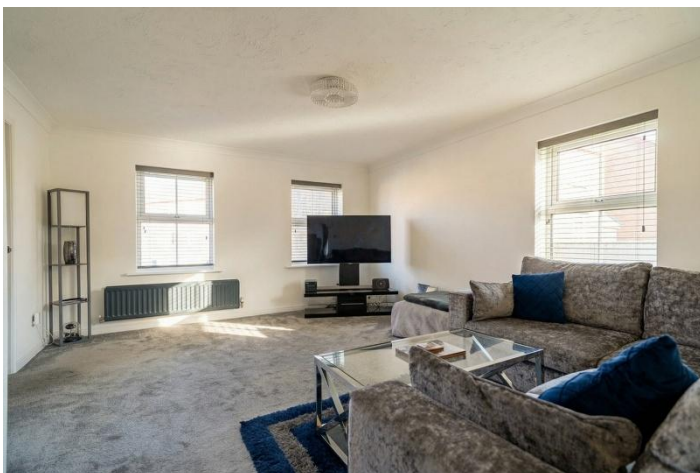
Dickens Heath, Solihull

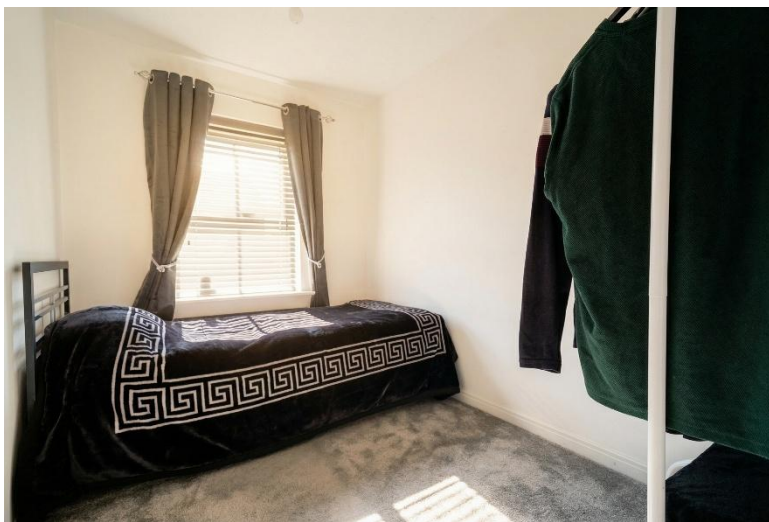
- A Very Well Presented First Floor Apartment
- Two Good Size Bedrooms
- Fitted Kitchen
- Lounge/Diner
- Re-Fitted Bathroom
- One Allocated Parking Space
- NO UPWARD CHAIN

**Offers Over £170,000**

Current EPC Rating - C

Current Council Tax Band - C

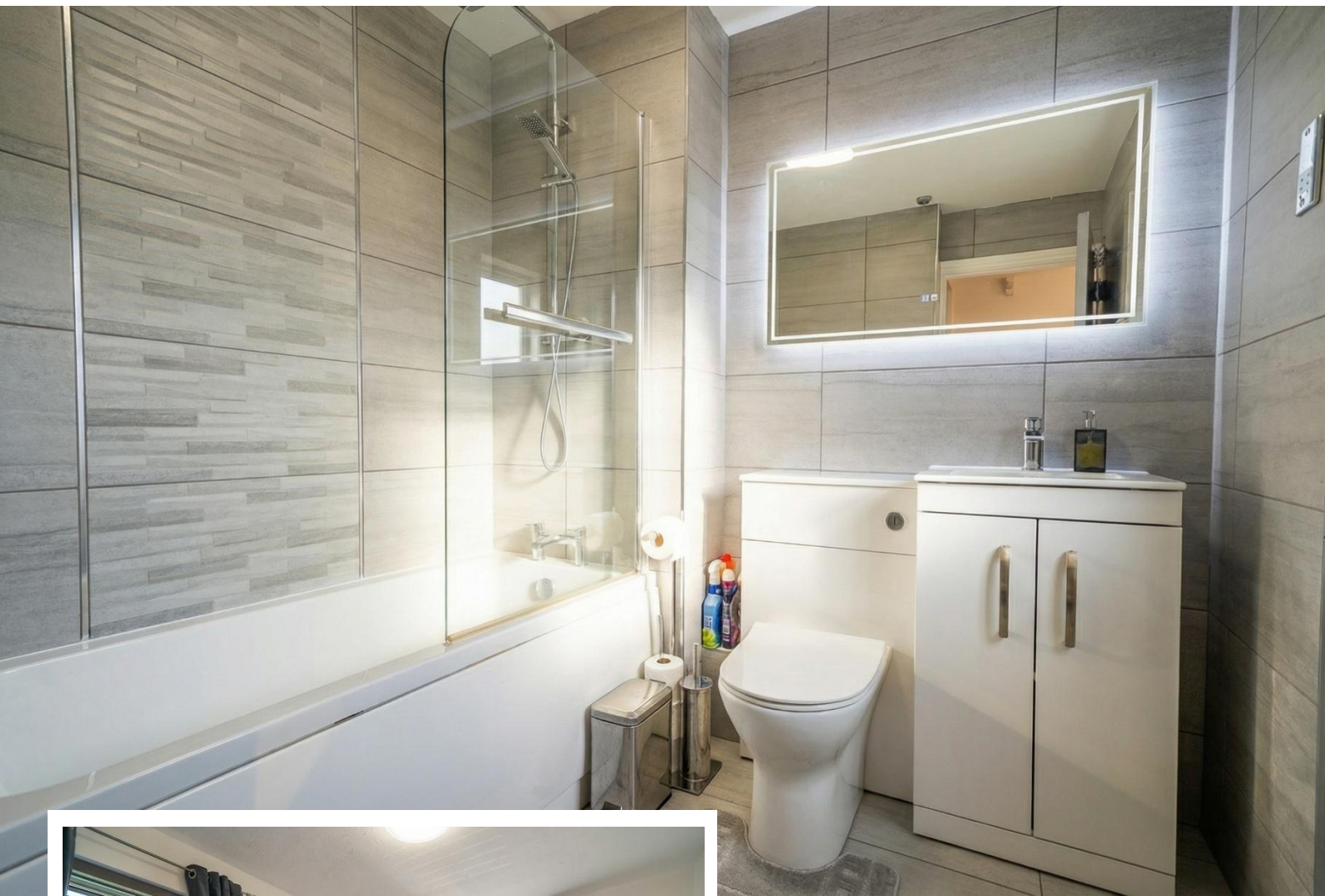




## Property Description

A very well presented two bedroom first floor benefitting UPVC double glazing, gas central heating, lounge/diner, separate kitchen, two good size bedrooms, re-fitted bathroom, allocated parking, communal gardens and secure entrance

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters



## Rooms & Measurements

Dual Aspect Lounge/Diner 4.9m x 4m (16'0" x 13'1")

Fitted Kitchen 3m x 2m (9'10" x 6'6")

Dual Aspect Bedroom One 3.5m x 2.8m (11'5" x 9'2")

Bedroom Two 2.9m x 2m (9'6" x 6'6")

Re-Fitted Bathroom 2.2m x 2m (7'2" x 6'6")

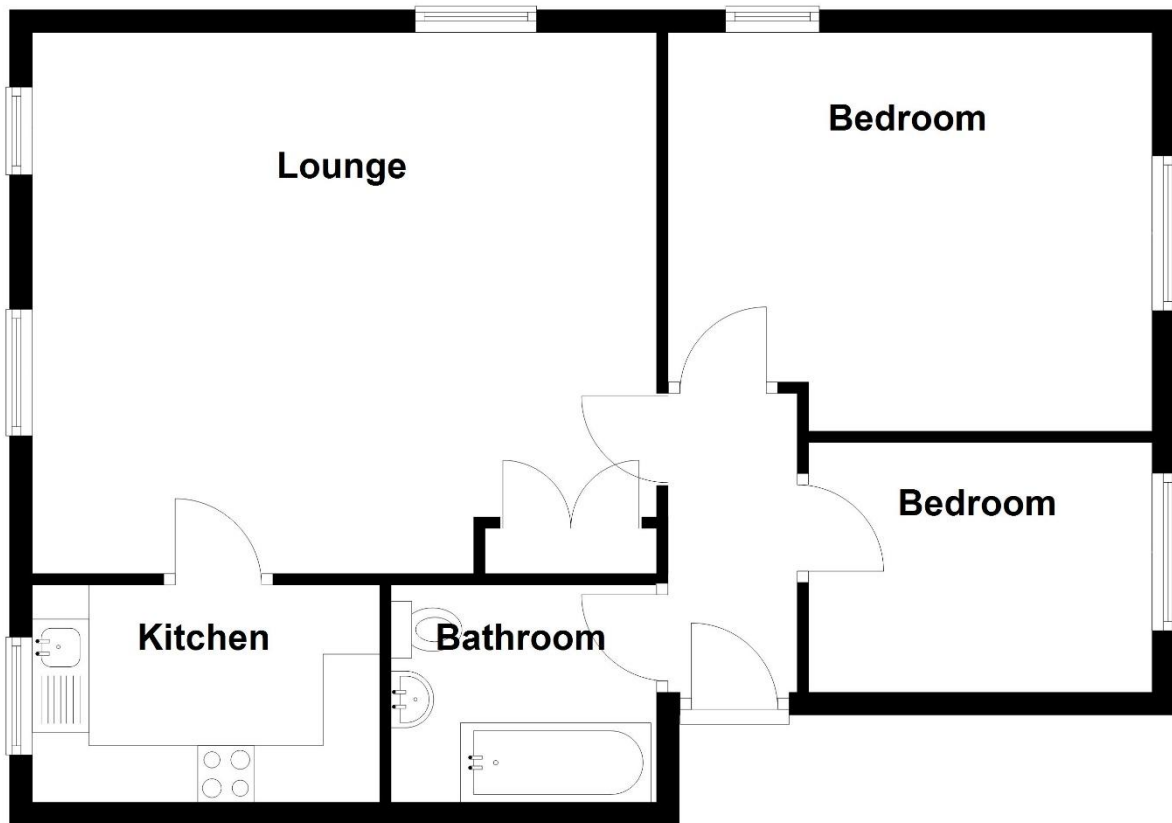
### Tenure

We are advised by the vendor that the property is leasehold with approx. 971 years remaining on the lease, a service charge of approx. £1,364 per annum and no ground rent but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Council tax band C

## First Floor

Approx. 62.8 sq. metres (676.3 sq. feet)



Total area: approx. 62.8 sq. metres (676.3 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.